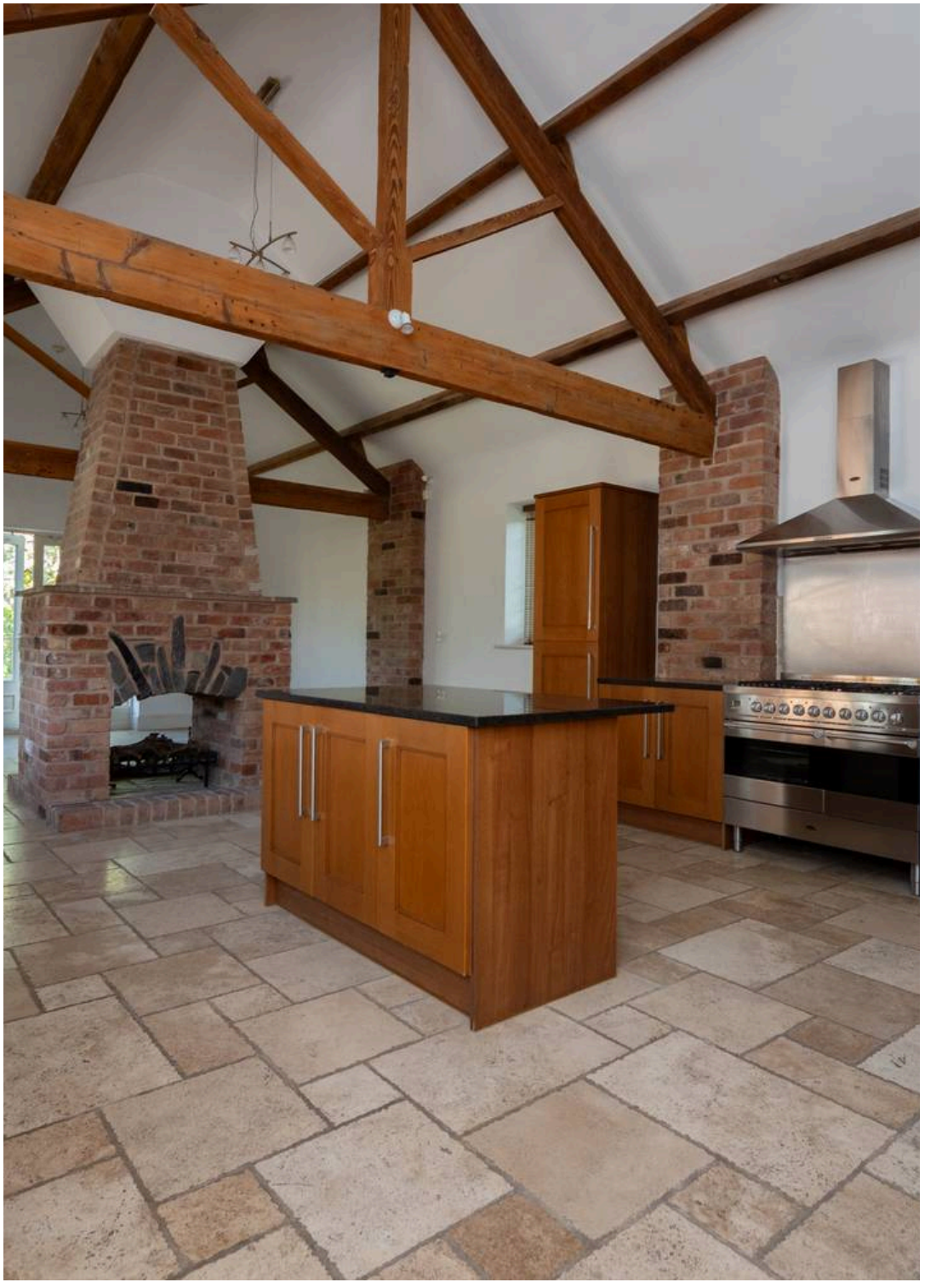
Sandfields Barn, Station Road, Rothley

Leicester

Offers in Region of £675,000



Sandfields Barn, Station Road

Rothley, Leicester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three bedroom barn-style home
- Superb specification
- Under-floor heating
- Mitsubishi heating/cooling system
- Three bedrooms
- Vaulted ceilings with A-frame beams
- Private garden with paddock view
- Master en-suite
- Edge of village location
- No upward chain

ROTHLEY

Nearby Rothley is a sought-after North Leicestershire village and is ideally placed for access to the University town of Loughborough and the City of Leicester and the M1 Motorway. The combined villages of Rothley, Mountsorrel and Quorn offer a wide range of amenities to include primary & secondary age schooling, shopping, places of worship and recreational pursuits including golf courses and equestrian centres. There are regular direct bus routes to Loughborough and Leicester city centre for employment and recreation.

EPC RATING

DRIVEWAY AND GARAGE

The property is situated within the secluded courtyard setting and having a single garage & graveled parking for up to four vehicles. Between the property and the garage is a gated space which is ideal for the storage of refuse and recycling bins with outside water tap and also houses the external units for the property's air conditioning. The garage has double opening timber doors to front which are electrically operated, with both internal and external lighting plus internal power supply and personnel door to the side storage area.

MAIN RECEPTION SPACE

A stunning reception space and comprising the following areas:

BREAKFAST KITCHEN WITH ISLAND

23' 9" x 16' 11" (7.23m x 5.15m)

A very impressive open-plan upon entering the property with central breakfast island and matching shaker-style units and Bon Accord granite worktops by Charnwood Kitchens to three walls. The room has a dual aspect with double-glazed windows to both front and rear elevations, vaulted ceiling with A-frame feature beams, exposed brickwork and suspended lighting, undercut 1 & 1/4 bowl sink and cut in drainer plus mixer. Space for range cooker with extractor and integrated appliances.

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REAR GARDEN

The gardens are a good size whilst still quite manageable; the patio is sizeable enough to allow for entertaining and the retaining walls lead to a slightly raised lawn with mature planting and fenced boundaries which then, at the rear, overlooks a pony paddock giving a delightful outlook. A gated access to the side leads in from the roadside verge.

YARD

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DRIVEWAY

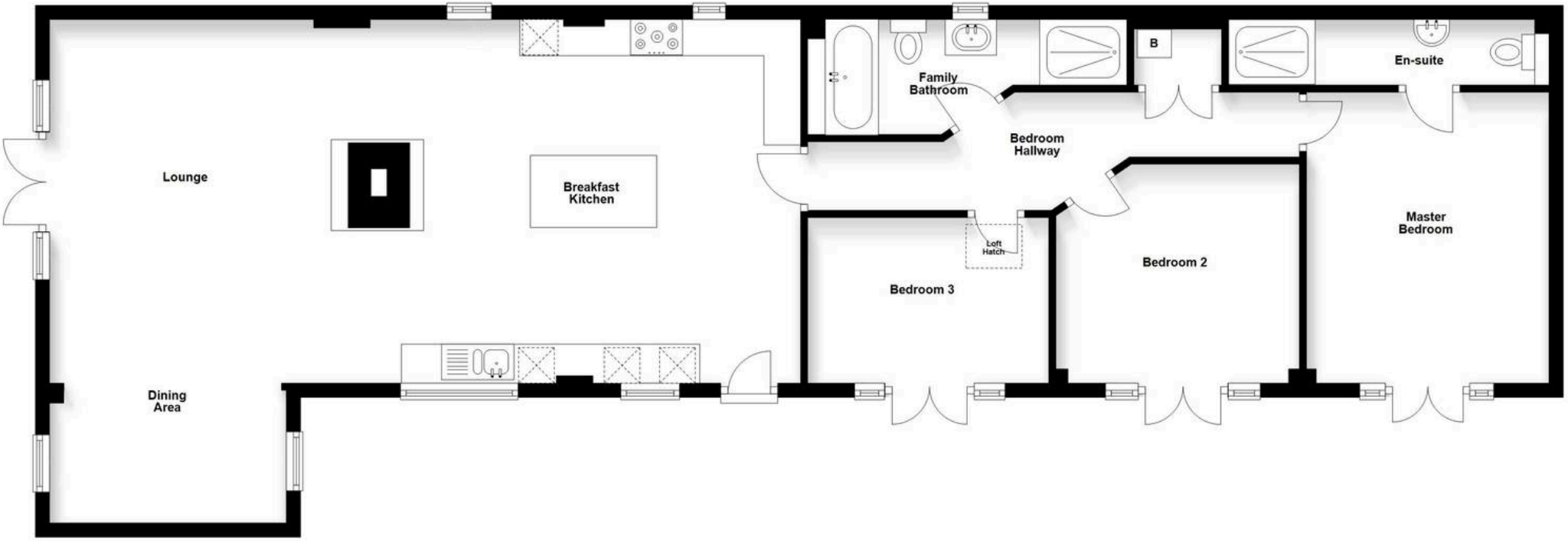
4 Parking Spaces

GARAGE

Single Garage

Ground Floor

Approx. 1229.0 sq. feet



Total area: approx. 1229.0 sq. feet

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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.